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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

Freshfields Fairy Lane

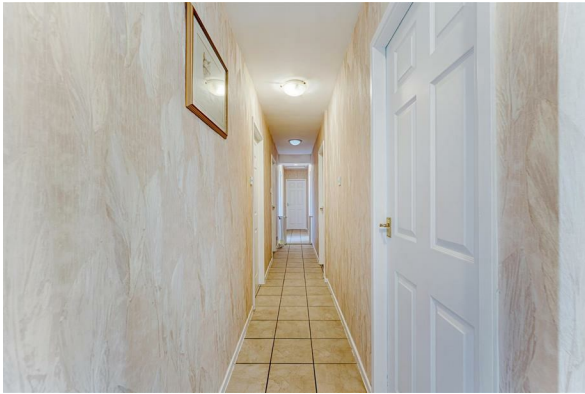
Sale, M33 2JU



£675,000

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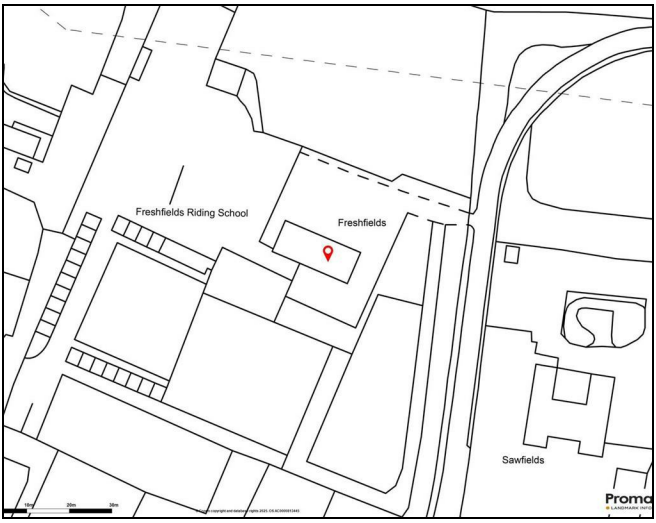
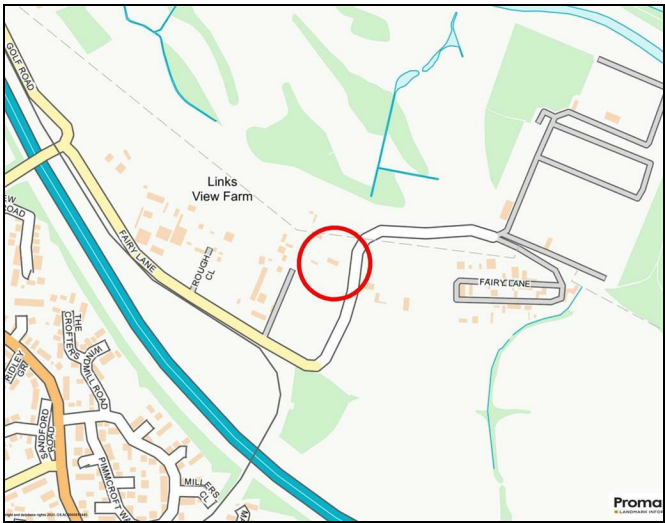
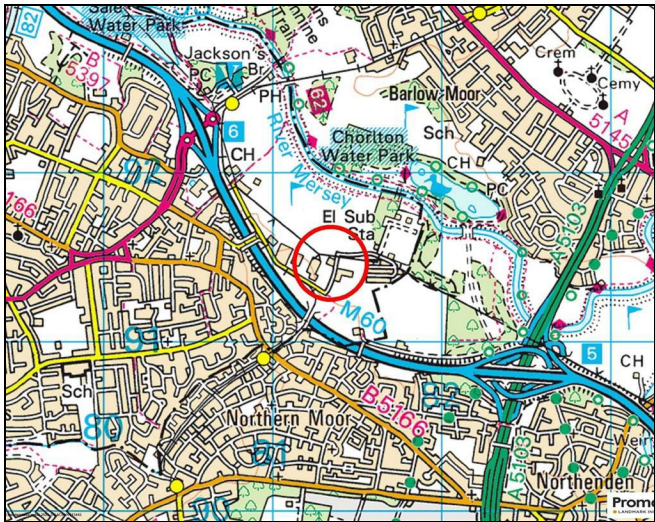
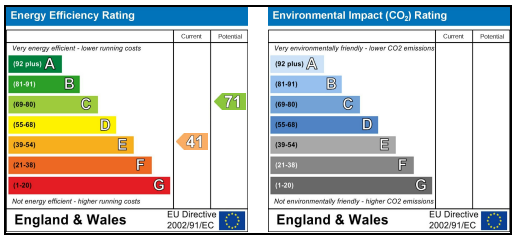


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A SUPERB LARGE THREE/FOUR BEDROOMED BUNGALOW SET WITHIN AN OUTSTANDING MATURE APPROX 2.5.ACRE PLOT WHICH ENJOYS FABULOUS VIEWS TOWARDS SALE GOLF COURSE. GREAT SCOPE. CURRENTLY WITH STABLES AND PADDOCKS. EXTENSIVE PARKING AND GARDENS.

Hall. Lounge. Dining Room. Breakfast Kitchen. Three/Four good sized Bedrooms, one used as a Study. Two Bath/Shower, One En Suite.

SUCH A UNIQUE PROPERTY!



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

An impressive large Detached Three/Four Bedroomed Bungalow ideally positioned within this unique location.

The property is situated on an amazing and substantial mature approximately 2.5 acre plot with fabulous views towards Sale Golf Course.

The location, just off Fairy Lane, is ideally positioned within an easy reach of the Metrolink, M60 motorway network and in catchment for some of popular local Schools.

There is lots of scope for further extensions or space to run your own business from home all subject to any planning conditions.

There are currently a variety of stables and paddocks as it has been a riding school so can appeal to any buyers with equestrian needs!

An internal viewing will reveal:

Entrance Hallway, having a glazed front door. Tiled floor. Doors then open to the entire accommodation.

Lounge. A superb large reception room having a uPVC double glazed window to the front.

Dining room. Another good sized room having a uPVC double glazed window to the front.

Breakfast Kitchen. Fitted with a range of base and eye level units with worksurfaces over incorporating a breakfast bar area. Inset sink unit with mixer tap. Built in double oven. Five ring gas hob with extractor. Integrated dishwasher and washing machine. Space for American style fridge freezer. Three uPVC double glazed windows to the rear overlooking the gardens. Door opens to outside.

Bedroom One. A superb large double room having a uPVC double glazed window to the front. Door to the En Suite Shower room and an opening to the walk in wardrobe.

En Suite Shower room. Fitted with a suite comprising of: Enclosed shower cubicle with thermostatic shower. WC. Wash hand basin. Wall mounted heated towel rail radiator. Opaque uPVC double glazed window to the front.

Bedroom Two. Another good double room having a uPVC double glazed window to the front.

Bedroom Three. Having a uPVC double glazed window to the rear.

Bedroom Four/Study. Having a uPVC double glazed window to the rear overlooking the gardens.

Bathroom. Fitted with a suite comprising of: Panelled bath. Separate enclosed shower cubicle. WC. Wash hand basin. Opaque window to the rear.

Boiler Room. Having an LPG floor mounted boiler.

Externally there is a gated driveway which leads to the front of the property. There are a variety of formal gardens, paddocks, stables surrounding the property. The front elevation faces towards Sale Golf Course.

Such an interesting plot and property with so much land!

FREEHOLD

Approx Gross Floor Area = 1350 Sq. Feet
= 125.4 Sq. Metres

